

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	8106 Stonefield Way, Tampa, FL 33635	Order ID	6879685	Property ID	28922699
Inspection Date	10/10/2020	Date of Report	10/10/2020		
Loan Number	42152	APN	U-29-28-17-0B4-A00000-00013.0		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Hillsborough		

Tracking IDs

Order Tracking ID	1009BPOs	Tracking ID 1	1009BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Black Point Assets Inc (Te)	Condition Comments	
R. E. Taxes	\$5,122	Subject appears to be in average condition and conforms to the neighborhood. No visible repairs noted at the time of inspection.	
Assessed Value	\$240,721		
Zoning Classification	PD		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Locked)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Located in a centralized neighborhood that is close to commerce and industry. Neighborhood has been affected by the presence of REO/short sales in the area over the past year. Market appears to be stable at this time.	
Sales Prices in this Neighborhood	Low: \$331,000 High: \$430,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	8106 Stonefield Way	11603 Quiet Forest Dr	11215 Pocket Brook Dr	11421 Quiet Forest Dr
City, State	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33635	33635	33635	33635
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.99 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$435,000	\$434,900	\$440,000
List Price \$	--	\$425,000	\$429,500	\$435,000
Original List Date		07/30/2020	08/12/2020	09/17/2020
DOM · Cumulative DOM	-- · --	71 · 72	58 · 59	22 · 23
Age (# of years)	21	5	31	6
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,430	2,180	2,312	2,437
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 3	3 · 3
Total Room #	8	8	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.14 acres	0.20 acres	0.17 acres	0.12 acres
Other	--	--	FP	--

* Listing 3 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 -3.2 age, -.4 lot, +17.9 sq ft = Adjusted Value \$ 439,300

Listing 2 +2 age, +2.5 bed, -10 pool, -2.5 FP, -.2 lot, +8.5 sq ft = Adjusted Value \$ 429,800

Listing 3 -3 age, -10 pond, +2.5 bed, +.2 lot, -.5 sq ft = Adjusted Value \$ 424,200

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8106 Stonefield Way	8112 Pond Shadow Ln	8601 Misty Springs Ct	8524 Tidal Bay Ln
City, State	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33635	33635	33635	33635
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.70 ¹	0.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$363,000	\$367,000	\$429,900
List Price \$	--	\$350,000	\$349,000	\$419,900
Sale Price \$	--	\$331,000	\$349,000	\$400,000
Type of Financing	--	Fha	Va	Conventional
Date of Sale	--	04/22/2020	07/24/2020	08/21/2020
DOM · Cumulative DOM	-- · --	139 · 139	105 · 135	34 · 99
Age (# of years)	21	22	27	18
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,430	2,430	2,538	2,560
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2	4 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.14 acres	0.21 acres	0.17 acres	0.15 acres
Other	--	--	FP	--
Net Adjustment	--	-\$400	-\$19,200	-\$19,900
Adjusted Price	--	\$330,600	\$329,800	\$380,100

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 +.2 age, -.6 lot = Adjusted value \$ 330,600

Sold 2 +1.2 age, -2.5 bed, +2.5 bath, -10 pool, -2.5 FP, -.2 lot, -7.7 sq ft = Adjusted Value \$ 329,800

Sold 3 -.6 age, -10 pond, -2.5 bed, +2.5 bath, -9.3 sq ft = Adjusted Value \$ 380,100

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last sold on 8/26/05 for \$320,000				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$385,000	\$385,000
Sales Price	\$375,000	\$375,000
30 Day Price	\$365,000	--
Comments Regarding Pricing Strategy		
Used comps that were most similar in sq footage, lot size, age and location to the subject as well as sold within the past 6 months. Kept all comps as recent, similar and close as possible to the subject.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.99 miles and the sold comps closed within the last 6 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Address Verification



Side



Street



Street

Listing Photos

L1 11603 Quiet Forest Dr
Tampa, FL 33635



Front

L2 11215 Pocket Brook Dr
Tampa, FL 33635



Front

L3 11421 Quiet Forest Dr
Tampa, FL 33635



Front

Sales Photos

S1 8112 Pond Shadow Ln
Tampa, FL 33635



Front

S2 8601 Misty Springs Ct
Tampa, FL 33635



Front

S3 8524 Tidal Bay Ln
Tampa, FL 33635



Front

ClearMaps Addendum

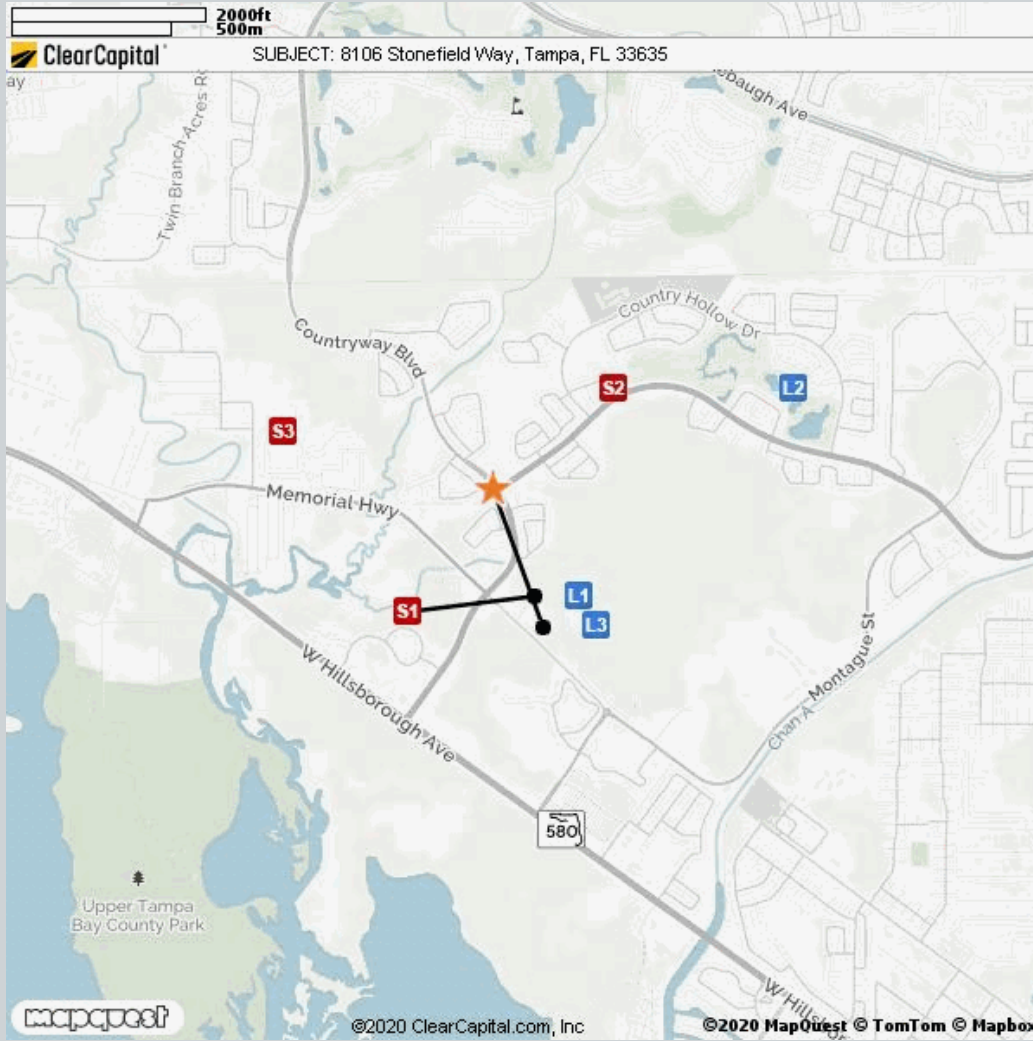
Address ★ 8106 Stonefield Way, Tampa, FL 33635

Loan Number 42152

Suggested List \$385,000

Suggested Repaired \$385,000

Sale \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8106 Stonefield Way, Tampa, FL 33635	--	Parcel Match
L1 Listing 1	11603 Quiet Forest Dr, Tampa, FL 33635	0.09 Miles ¹	Parcel Match
L2 Listing 2	11215 Pocket Brook Dr, Tampa, FL 33635	0.99 Miles ¹	Parcel Match
L3 Listing 3	11421 Quiet Forest Dr, Tampa, FL 33635	0.13 Miles ¹	Parcel Match
S1 Sold 1	8112 Pond Shadow Ln, Tampa, FL 33635	0.10 Miles ¹	Parcel Match
S2 Sold 2	8601 Misty Springs Ct, Tampa, FL 33635	0.70 Miles ¹	Parcel Match
S3 Sold 3	8524 Tidal Bay Ln, Tampa, FL 33635	0.99 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject

5. One address verification photo

6. MLS photos of all (3) sold comparables, if available

7. MLS photos of all (3) listing comparables, if available

Broker Information

Broker Name	Christina Trussell	Company/Brokerage	Trussell Real Estate & Development
License No	BK3086643	Address	6322 Misty Ter Tampa FL 33617
License Expiration	03/31/2022	License State	FL
Phone	8139281543	Email	christinahussrq@gmail.com
Broker Distance to Subject	14.33 miles	Date Signed	10/10/2020

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.